154.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,300 / 916,300
					USE VALUE:	916,300 / 916,300
					ASSESSED:	916,300 / 916,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIRDSEY-BENSON AMANDA ETAL/ TR
Owner 2:	AMANDA B BIRDSEY-BENSON REVOC
Owner 3:	TRUST OF 2021
Street 1:	27 GLENBURN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BIRDSEY-BENSON AMANDA & -
Owner 2:	BENSON MICAH -
Street 1:	27 GLENBURN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 2298 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	459,700	600	456,000	916,300
Total Card	0.115	459,700	600	456,000	916,300
Total Parcel	0.115	459,700	600	456,000	916,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.76 /Parcel: 398.76

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 102720

GIS Ref

GIS Ref

Insp Date 07/28/18

!12113!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,700	600	5,000.	456,000	916,300		Year end	12/23/2021
2021	101	FV	433,500	600	5,000.	456,000	890,100		Year End Roll	12/10/2020
2020	101	FV	433,500	600	5,000.	456,000	890,100	890,100	Year End Roll	12/18/2019
2019	101	FV	352,100	600	5,000.	427,500	780,200	780,200	Year End Roll	1/3/2019
2018	101	FV	285,500	0	5,000.	353,400	638,900	638,900	Year End Roll	12/20/2017
2017	101	FV	285,500	0	5,000.	324,900	610,400	610,400	Year End Roll	1/3/2017
2016	101	FV	285,500	0	5,000.	296,400	581,900	581,900	Year End	1/4/2016
2015	101	FV	244,300	0	5,000.	290,700	535,000	535,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:56:58

LAST REV

Date	Time
06/03/21	14:26:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRDSEY-BENSON	77847-390	1	5/25/2021	Convenience	99	No	No		
PIGOTT CHARLES	64512-232		11/14/2014		649,000	No	No		
MURPHY MARION	29932-120		3/18/1999		275,000	No	No		EDWARD PATRICK MURPHY D.O.D. 8/12/1987 BK 645

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2017	1295	Addition	220,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	HS	Hanne S
6/27/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
1/13/2009	Entry Denied	336	PATRIOT
6/19/2000	MLS		
12/16/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15170813
Const Adj.:	1.03992450
Adj $ / SQ:	161.688
Other Features:	118306
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515352
Depreciation:	55658
Depreciated Total:	459694

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

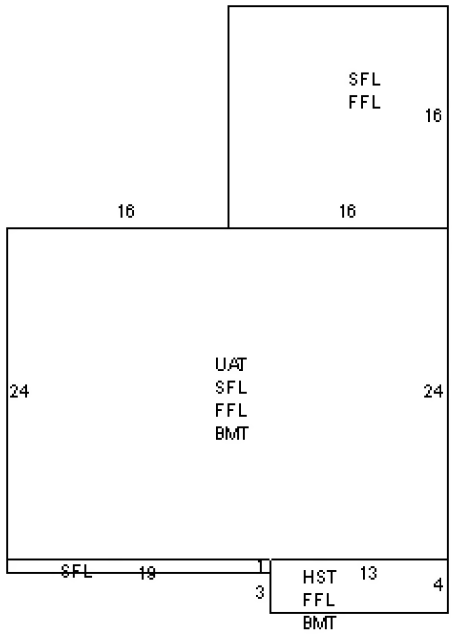
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.69
Special Features:	0	Val/Su Net:	148.05
Final Total:	459700	Val/Su SzAd	219.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	161.690	173,976
SFL	Second Floor	991	161.690	160,209
BMT	Basement	820	56.390	46,239
UAT	Upper Attic	192	64.680	12,418
HST	Half Story	26	161.690	4,204
Net Sketched Area:		3,105	Total:	397,046
Size Ad	2092.8499	Gross Area	3759	FinArea 2298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 154.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600